

MEETING MINUTES, PLANNING COMMISSION, AUGUST 27, 2007

Present: Phil Tinkle, Duane O'Neal, Bruce Armstrong, Tom McClain, Trent Pohlar, Bettina Settles, Carmen Madsen, Ed Ferguson, Planning Director; Shawna Koons-Davis, City Attorney; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

PREVIOUS MINUTES

August 13th – Settles noted that concerning PC2007-032, the word "having" should be removed prior to the word "meeting". Settles moved to approve the minutes as amended, seconded by Tinkle. Vote for **approval** was unanimous, 7-0. **Motion carried.**

OLD BUSINESS

Docket PC2007-040 – Text Amendments – request from Common Council to amend and reconsider text amendments pertaining to accessory buildings and subdivision covenants.

Mr. Ferguson explained that the City Council sent back the ordinance for further review. They are requesting that accessory buildings in R-1 zoning have a setback of 12' – the same as is required for the primary structure. The chart out of the zoning ordinance that was being used by the Council was not the most recent one. Previously the chart was amended to require only a 10' setback for primary structures. The requirement for width of R-1 lots was increased, thereby decreasing the required setback. The text amendments being considered at this time are proposing that a Class 3 size accessory building must set 10' from the property line, both rear and side.

Herb Holtke, resident of Briarwood Subdivision, came forward and was sworn. He also attended the City Council meeting and is the one that brought to the Council's attention that he would like to see the requirement for accessory buildings be 12'. He was unaware of the prior amendment making the setback for houses to be only 10'.

After discussion by the Commission it was consensus that the proposed text amendments, as sent to the Council for their consideration at the last meeting, would make accessory buildings and primary structures have the same required setback. Therefore, no amendment to the proposed ordinance should be made.

Armstrong moved to disapprove the requested amendment by City Council due to the fact that the proposed text amendments are in compliance since the Council was given an outdated table, seconded by Tinkle. Vote for **approval** to disapprove the requested amendment was unanimous, 7-0. **Motion carried.**

Docket PC2007-047 – Text Amendment – Excluded Uses in I-65 Overlay Zone – proposed amendment to the I-65 Corridor Overlay Zone Ordinance excluding certain uses in commercial zones – Greenwood Plan Commission, petitioner.

Mr. Ferguson reviewed the proposed amendment.

Armstrong suggested changing the words "in excess of 16,001 lbs." to read "in excess of 16,000 lbs." Armstrong then moved to make that change to the ordinance, seconded by Madsen. Vote for **approval** was unanimous, 7-0. **Motion carried.**

Tinkle moved that the petition to amend the Texts of the Greenwood Zoning Ordinance No. 82-1, Greenwood Comprehensive Zoning Regulations; and the Greenwood Municipal Code (1993), as amended, Chapter 10, Article 6, Supplementary District Regulations, Sections 10-101, "I-65 Corridor

Overlay Zone District" to add certain truck services to the list of uses excluded in C-1, C-2, and C-3 Commercial Districts of the I-65 Corridor Overlay Zone, as set forth therein, as amended, receive a **favorable** recommendation from this Commission to the Greenwood Common Council and that the same be certified to the Greenwood Common Council in the form presented, seconded by Settles. Vote for **approval** was unanimous, 7-0. **Motion carried.**

ANNOUNCEMENTS/REPORTS

Mr. Ferguson announced the Comprehensive Plan drafts have been reviewed. HNTB is working to put together the third draft for consideration.

There will be an I-65 Overlay Meeting Wednesday, August 29th @ 6:00 p.m. at the Greenwood City Building.

O'Neal moved to adjourn, seconded by McClain. Meeting was adjourned at 7:38 p.m.

JANICE NIX
Recording Secretary

TRENT POHLAR
President